



Co-operative Housing International and the Global Co-op Housing Movement

NAHC Conference
St. Thomas Virgin Is.
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Co-operative Housing International
A Sector of the International
Co-operative Alliance

International Co-operative Alliance

The voice of and apex body for co-operatives worldwide



International Co-operative Alliance

- 200 members from 100 countries representing a billion co-op members
- Sector employs 100 million people
- 300 largest co-op organizations – the Global300 – have revenues of more than \$1.6 trillion, comparable to the GDP of the world's eighth largest economy
- Organized into 4 regions and 8 business sectors
- Currently focused on the Blueprint for a Co-operative Decade



International Co-operative Alliance

The business sectors

1. Agriculture
2. Banking
3. Consumer
4. Fisheries
5. Health
6. **Housing**
7. Insurance
8. Producer



Co-operative Housing International

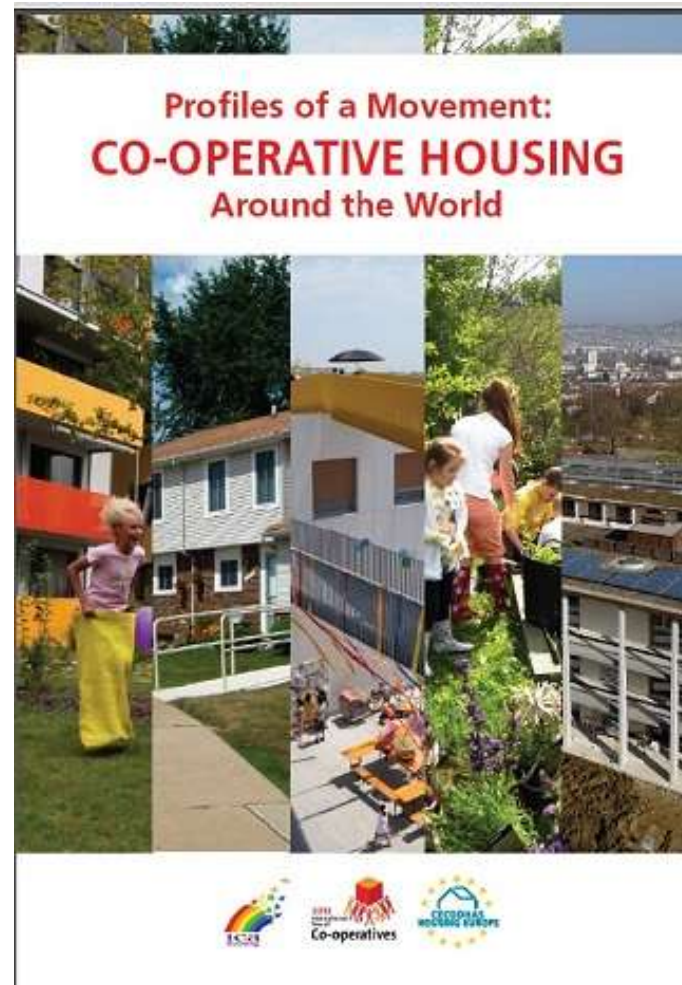
- One of the 8 business sectors
- Made up of the CHI Committee and a 12-person board of directors elected by the Committee
- The Committee members are co-operative housing organizations that are either
 - direct members of the Alliance; or
 - members of an apex co-operative organization and are named by that body as an organization representing housing co-operatives in that country



Co-operative Housing International

- Currently there are 19 countries represented within CHI
- Activities include
 - advice and support to members
 - seminars and best practices-sharing
 - specific global projects: supporting sustainable forestry practices; good governance tools; and the *Profiles of a Movement* publications
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Profiles of a Movement



Profiles of a Movement

By the numbers

- The co-op model has proven to be a flexible and adaptable international shelter solution
- More than 20 million dwellings in housing co-ops worldwide
- Housing co-ops are found in over 60 countries in Africa, Asia-Pacific, the Americas and Europe



Profiles of a Movement

By the numbers

- 27 million Europeans live in housing co-ops, as well as
- 33% of the Egyptian population
- 29% of the Polish population

Profiles of a Movement

By the numbers

- Turkey: co-ops make up 25% of the total housing stock, 1,409,000 homes
- Sweden: 22% of the total housing stock, 998,000 homes
- Poland: 19% of the total housing stock, 2,583,000 homes
- Norway: 15% of the total housing stock, 261,000 homes

Profiles of a Movement

By the numbers

- Pakistan: 12% of the total housing stock, 2,274,000 homes
- Germany: 10% of the total housing stock, 2,180,000 homes
- Austria: 8% of the total housing stock, 368,000 homes

Austria



Austria – some country profile data

- Co-ops: 99; Units: 368,000
- Tenure: approx 30% rental, 70% ownership (resale prices controlled)
- Sector structure: single organization, the Austrian Federation of Limited-Profit Housing Associations – Auditing Federation (GBV). 193 members including non-profits, 795,000 homes
- Challenges: ending of dedicated housing funding – now included in general transfers to provinces

Germany



Germany – some country profile data

- Co-ops: 1,850; Units 2,180,000
- Tenure: 100% rental; non-resident investor members (4% return)
- Sector structure: national member organization, The Federal German Housing and Real Estate Organisation (GdW) for all co-ops plus public and non-profit housing organizations
- 14 regional federations share the work of advocacy, training and legal/ technical advice
- Challenges: generally positive indicators but difficult housing market in the former GDR

Poland



Poland – some country profile data

- Co-ops: 3,500; Units: 2,583,000
- Tenure: approx 25% rental; 75% ownership (2002 data)
- Sector structure: a national member organization, the Auditing Union of Housing Co-operatives of Poland (ZRSMRP); 690 co-ops in membership with 1 million members
- 1 other smaller national auditing union and several regional bodies
- Challenges: poor quality stock; declining development; unsupportive government policy, legislative framework; arrears, poor management; low sector affiliation

Sweden



Sweden



Sweden – some country profile data

- Co-ops: 12,000+; Units 998,000
- Tenure: 100% tenant-ownership; co-ops retain asset ownership
- Sector structure: two national organizations, HSB Riksförbund (the larger) and Riksbyggen; both have regional bodies; sector organized on mother-daughter model; membership includes home-savers
- Challenges: No government assistance; members buy shares equal to 75% - 80% of development costs; no restrictions on shares resale in the market; housing shortages due to lack of suitable land in municipalities

Canada



Canada



Canada



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Canada – some country profile data

- Co-ops: 2,300; Units 100,000
- Tenure: nearly 100% rental; some full market and limited-equity ownership
- Almost all rental co-ops developed under government programs, the majority under federal programs
- Sector structure: national member organization (CHF Canada); apex body in Quebec (CQCH)
- 15 regional federations, CHF Canada and CQCH share the work of advocacy, training, operational support and commercial service delivery

Canada – some country profile data

- Challenges:
 - End of operating agreements – federal co-ops
 - Fragmented jurisdictional landscape
 - Aging stock
 - Asset management
 - Small scale of housing co-ops (average size across Canada: 40 units, many are much smaller)
 - Small scale of many regional federations

Current CHI initiatives

Good Governance Project

- Three elements:
 - Good Governance Charter:
a 10-part statement of good governance principles which we invite housing co-ops to adopt
 - Good governance Test:
33 questions in 4 categories that test the quality of co-operative governance
 - Good Governance Test Software:
automates the taking of the good governance test; can be customized to address particular local priorities

Current CHI initiatives

Sustainable forestry initiative

- Builds on a 2011 ICA Housing resolution adopted by the Alliance General Assembly
- Calls on the worldwide co-operative movement, to commit to use only forest products from certifiably sustainable sources
- CHI is committed to keeping this resolution alive
- The initiative is featured in our Autumn 2014 e-bulletin which can be downloaded from the CHI website

Current CHI initiatives

Blueprint for a Co-operative Decade

- The Blueprint is the Alliance's legacy project from the 2012 International Year of Co-operatives.
- Goal: to make co-operatives the fastest growing form of enterprise in the world by 2020. It can be found on ICA's website. There are five elements to the Blueprint:
 - Participation
 - Sustainability (economic, environmental, social)
 - Identity
 - Legal frameworks
 - Capital



Current CHI initiatives

Blueprint for a Co-operative Decade

- CHI has created an interpretation of the Blueprint for housing co-ops. It can be downloaded from the CHI website.
- The goal is to create an interpretation of the Blueprint that
 - is true to the intent and spirit of the original ICA version
 - is as relevant as possible to the housing cooperative environment.